



August 19, 2003 CPC  
September 16, 2003 CPC

STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

03PR0338

Ron Evans  
(Salisbury West Office Park, Phase I)

Midlothian Magisterial District  
Intersection of Wylderose Drive and Otterdale Road

**REQUEST:** Site plan approval in conjunction with a reduction of the required 50 foot buffer adjacent to residentially zoned property.

Specifically, the applicant seeks to reduce the buffer on the office park property and maintain existing trees and add supplemental vegetation on the adjacent multifamily project that the applicant is also developing. This option is allowed by Condition 16 of zoning Case 87S064 through review by the Planning Commission. Both properties are included in the request in order to place a condition on the multifamily property for the establishment of a buffer.

**RECOMMENDATION**

Staff recommends approval of the request with two (2) conditions for the following reasons:

**REASONS:**

1. The applicant is the developer of the multifamily and office park projects, and is in a position to establish and maintain a buffer that uses land area from both projects.
2. The proposed office project will have a colonial theme with a residential scale so the appearance of the project will mitigate the impact on the multifamily site.
3. The site plan and landscape plan show steps being taken to maximize and supplement the vegetation in the reduced buffer as well as install a solid polyvinyl chloride (PVC) board fence.

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### CONDITIONS:

1. The buffer between the office park and the apartments shall be established as shown on the plan titled "Conceptual Buffer Plan" for Salisbury West Office Park dated August 5, 2003. The width of the buffer may vary, but shall be no less than the width shown on the buffer plan as the "Tree save area and supplemental plantings."
2. The site plan shall be revised to address the following review comments:

### REVIEW COMMENTS:

1. The fire hydrant at the south entrance is not included on the 99-0050 approved plans. For a meter off the fire hydrant lateral, an additional valve is required between the service connection and fire hydrant. (U)
2. Show the existing manhole number at the sewer tie-in. Show the manhole invert out. (U)
3. Show a profile for the sewer lateral-match crowns with the outfall line or bring it in up to two (2) feet above the invert. (U)
4. It is the responsibility of the applicant to comply with and/or acquire all applicable federal and/or state permits in relationship to environmental features including but not limited to "wetlands, surface waters (e.g. VPDES permit for construction sites of one (1) acre or more), ground water and air quality". Final approval of these plans will not relieve you of your responsibility. (EE)
5. The pipe stub to intercept the 1.5 acre future drainage area should be extended beyond the dumpster pad. (EE)
6. Provide a structure number for the above pipe stub and provide invert elevations. The pipe stub should be installed so that it picks up drainage from the 1.5 acre drainage area in its existing state. (EE)
7. The deed book and page number of all existing drainage easements must be shown on the plan. Address for the drainage easement on the Park at Salisbury property. (EE)
8. Bituminous curbing (standard Mc-3a) is required along the edge of pavement separating the different phases of the project. Show and label on the plan sheets. Spot elevations should be provided to show positive drainage to Structure 5. (EE)
9. Remove the rip-rap pad downstream of Structure 6 since a concrete channel is now proposed. (EE)
10. Calculations must be provided for the concrete channel now proposed. (EE)

11. Provide a profile for the concrete channel. This profile must extend down to and show the existing storm sewer system. (EE)
12. A Phase I erosion control plan must be provided which shows the minimal amount of clearing required for the installation of the perimeter erosion control measures. Dimensions must be provided. This must be a separate plan sheet. (EE)
13. Erosion control measures must be provided for the project for the initial clearing, grubbing and grading operations. The drainage areas must be outlined and the sediment trapping facilities designed on the worst case scenario. (EE)
14. Safety fence (standard & spec 3.01) is required around all sediment traps and sediment basins. (EE)
15. Prior to issuance of a land disturbance permit, a diskette/cd, the format of which shall be Autocad.dwg or dxf, must be submitted to Virginia Barbour of Environmental Engineering. The diskette/cd must contain the following, each in a separate layer:
  - a. Final grading contour lines (five (5) foot intervals);
  - b. Proposed building footprint;
  - c. All impervious area (parking lots, driveways, roads, etc); and
  - d. The storm sewer system.

A "layer report" printed from Autocad must be submitted with the diskette/cd. Both the diskette/cd and the report must be labeled with the site plan name, site plan number and the engineering firm. All Autocad files must be referenced directly to the Virginia State Plane Coordinate System, South Zone, in the NAD83 datum. (EE)
16. A land disturbance permit is required for this project and the following is required prior to its issuance:

Substantial or full site plan approval (EE)
17. Streets need to be named. Two (2) names are required. "West Salisbury rd" is an existing name and cannot be used. (EE)
18. Streets named must be approved through "Richmond Regional Planning District Commission Street Name Clearing House" and/or "Crater Planning District Commission Street Name Clearing House." Verification must be submitted to David Valleau, Address Technician, Environmental Engineering prior to substantial approval. (EE)

19. If the lot is a through or corner lot and the street address sign will be visible from more than one (1) road, the street name must be included in the sign. (EE)
20. A foot print floor plan must be submitted to house numbering prior to substantial approval so that addresses may be assigned. (EE)
21. If a street sign is to be located perpendicular to Wylderose Drive the street name must be included on the sign. (EE)
22. Use a flush pad with two (2) ramps in lieu of a cg-12 handicap ramp at the handicap spaces. (P)
23. Show utilities, storm sewer, easements and lighting on the landscape plan to work out conflicts. (P)
24. Show sidewalk on landscape plan as it appears on the site plan. (P)
25. The arrangement of holly trees at the entrance to Phase I is very tight and could cause a visibility issue for drivers. Pull them back from the curb. (P)
26. River Birch is not a good choice for a parking lot island; the branches tend to sag and interfere with cars. Consider trees with an upright branching habit for good visibility. Ensure all proposed plants are specified at the sizes required by the Zoning Ordinance. (P)
27. We are seeing that Sugar Maples are having a difficult time establishing in this area as this is their far southern range. Consider another large maturing tree. (P)
28. Place large maturing shade trees along Wylderose Drive at a maximum of forty (40) feet on center. Use a 2.5 inch caliper tree per new Ordinance requirements. (P)
29. Provide typical cross sections through the buffer where a retaining wall is proposed. Include the method of construction of the walls to allow us to evaluate the impacts to the saved trees in the buffer. (P)
30. Currently, the sidewalk on the southern side of the parking lot extends to the street. Since the northern sidewalk connects to the apartments, this sidewalk should connect to the street to minimize through-traffic pedestrian activity crossing through parking areas. (P)
31. Retaining walls to protect existing trees must be extended 240 feet to the south and ninety (90) feet to the north to maximize root zone protection within the remaining buffer areas. The northern extension must follow the curve of the curb as much as possible. (P)

32. Polyvinyl chloride (PVC) fence along the road frontages must be forty-eight (48) inches tall and have three (3) rails. (P)

### GENERAL INFORMATION

#### Associated Public Hearing Cases:

- 80S092 - Thomas S. Winston
- 86S011 - Sommerville Corporation
- 87S021 - Sommerville Development Corporation
- 87S064 - Salisbury Corporation, Sommerville Development Corporation and Tomac Corporation
- 99SN0229 - Salisbury Corporation

#### Developer:

Ron Evans

#### Design Consultant:

Townes Site Engineering - Site Plan

#### Location:

West line of Wylderose Drive between North Otterdale Road and U.S. Route 60 (Midlothian Turnpike). Tax IDs 720-711-Part of 3871 and 721-711-0329 (Sheet 5).

#### Existing Zoning and Land Use:

I-1 – Vacant and R-9; Multifamily Residential under construction

#### Size:

8.7 acres

#### Adjacent Zoning and Land Use:

- North - R-25 and I-1; Single family residential
- East - I-1; Vacant and Light industrial
- South - I-1; Vacant
- West - R-9; Multifamily residential (under construction)

### BACKGROUND

The Park at Salisbury apartment complex currently under construction was approved in December of 2002. During the site-engineering phase of that project, the developers made arrangements to purchase the property immediately to the East. The property is relatively

## BACKGROUND

The Park at Salisbury apartment complex currently under construction was approved in December of 2002. During the site-engineering phase of that project, the developers made arrangements to purchase the property immediately to the East. The property is relatively shallow and had previously received site plan approval for a row of office/warehouse buildings that had not yet been built. The developers approached staff to inquire about adjusting the buffer between the two (2) properties. They explained that they wanted to purchase the property in part to prevent the construction of the office/warehouses behind their upper end apartment product. Their vision is to construct a high-end office product to be a better neighbor to their apartments. To use the site in this way they need to reduce the buffer and relocate parts of it to their adjoining apartment property. The developer has presented site and landscape plans indicating how they will accomplish this. The conceptual buffer plan shows the use of retaining walls to reduce the impact of grading, and the zoning case for the apartments requires the installation of a six (6) feet tall solid board fence along the property line.

Zoning Case 87S064 included a condition that addresses the requirement for a buffer as follows:

Condition 16: A fifty (50) foot buffer shall be maintained along the periphery of the Light Industrial (M-1) Districts tract where adjacent to residentially or agriculturally zoned property. No buildings, parking, or other facilities shall be permitted within these buffers. Public roads and utilities may be permitted through these buffers upon approval by the Planning Commission at the time of schematic plan review. At the time of schematic plan review for each individual lot, within the Light Industrial (M-1) District, a conceptual landscaping plan shall be submitted to the Planning Commission for approval. This condition may be modified by the Planning Commission at the time of schematic plan review if adjacent property has been zoned for a similar use or if it is determined that adequate buffering can be accomplished in a lesser width. Detailed landscaping plans shall be submitted to the Planning Department for approval within ninety (90) days of rough clearing and grading. (P)

Based upon Condition 16, the Planning Commission has the latitude to consider the applicant's request.

## CONCLUSIONS

Zoning Case 87S064 requires the Planning Commission to review the landscape plan for the buffer between the I-1 and R-9 parcels. It also gives the Commission the ability to modify the buffer requirement at the time of site plan approval. Staff believes that the design and quality of the two (2) neighboring uses and the methods shown on the site and landscape plans submitted by the applicant will provide an appropriate buffer requirement.

Staff recommends approval with two (2) conditions of the site plan with a buffer reduction.

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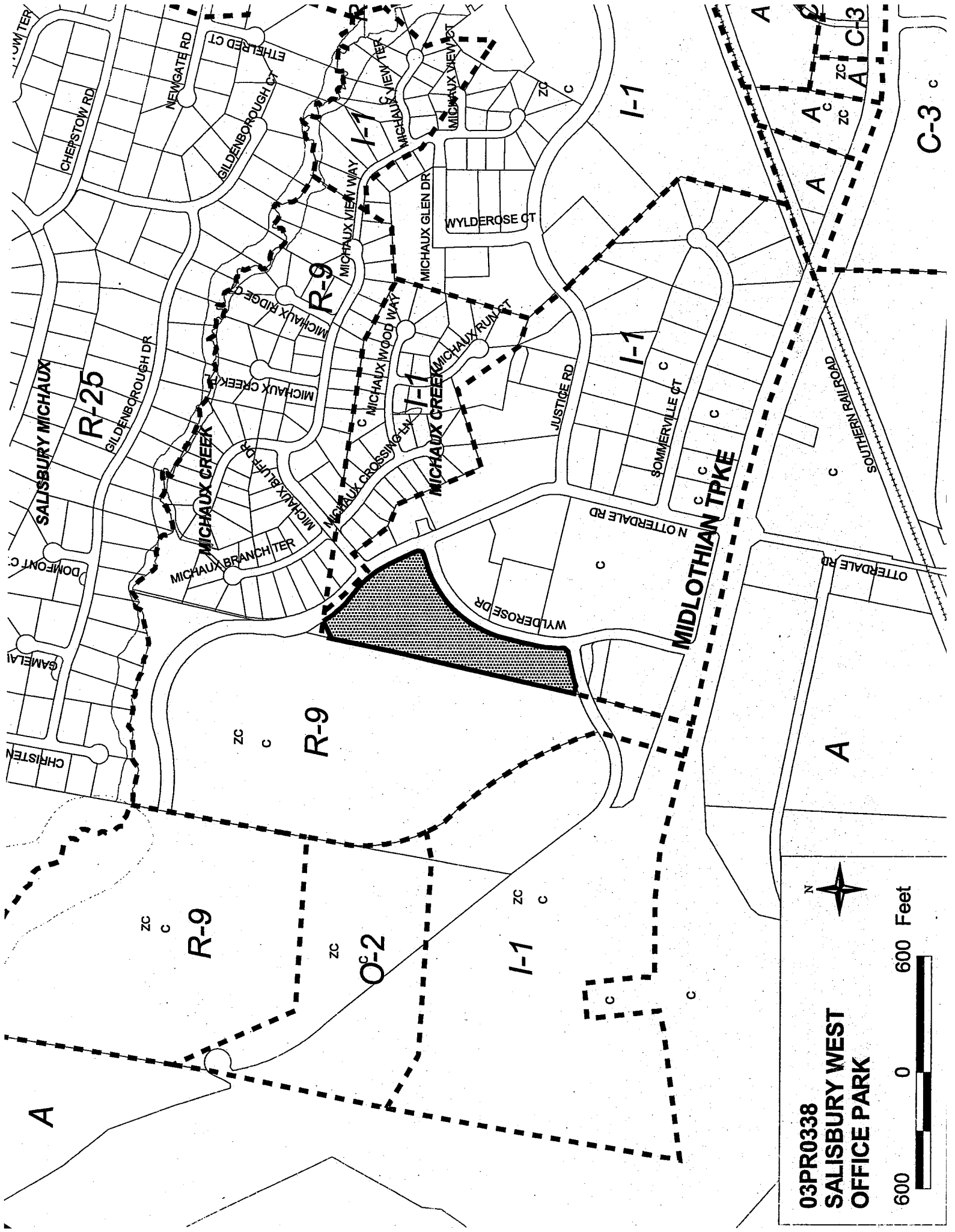
## CASE HISTORY

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**Planning Commission Meeting (9/16/03):**

**At the request of the Planning Commission, this case was deferred for thirty (30) days to allow the applicant to meet with neighbors from Michaux Creek Subdivision.**

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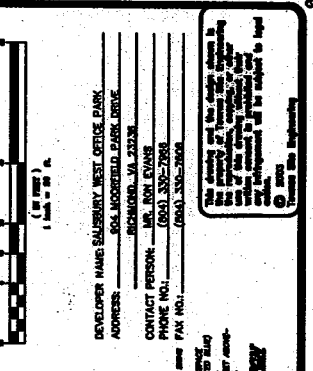
SALISBURY WEST  
OFFICE PARK



600 0 600 Feet



03PRO338-1



Box 159, Midlothian, Virginia 22111

DATE: 1/16/84

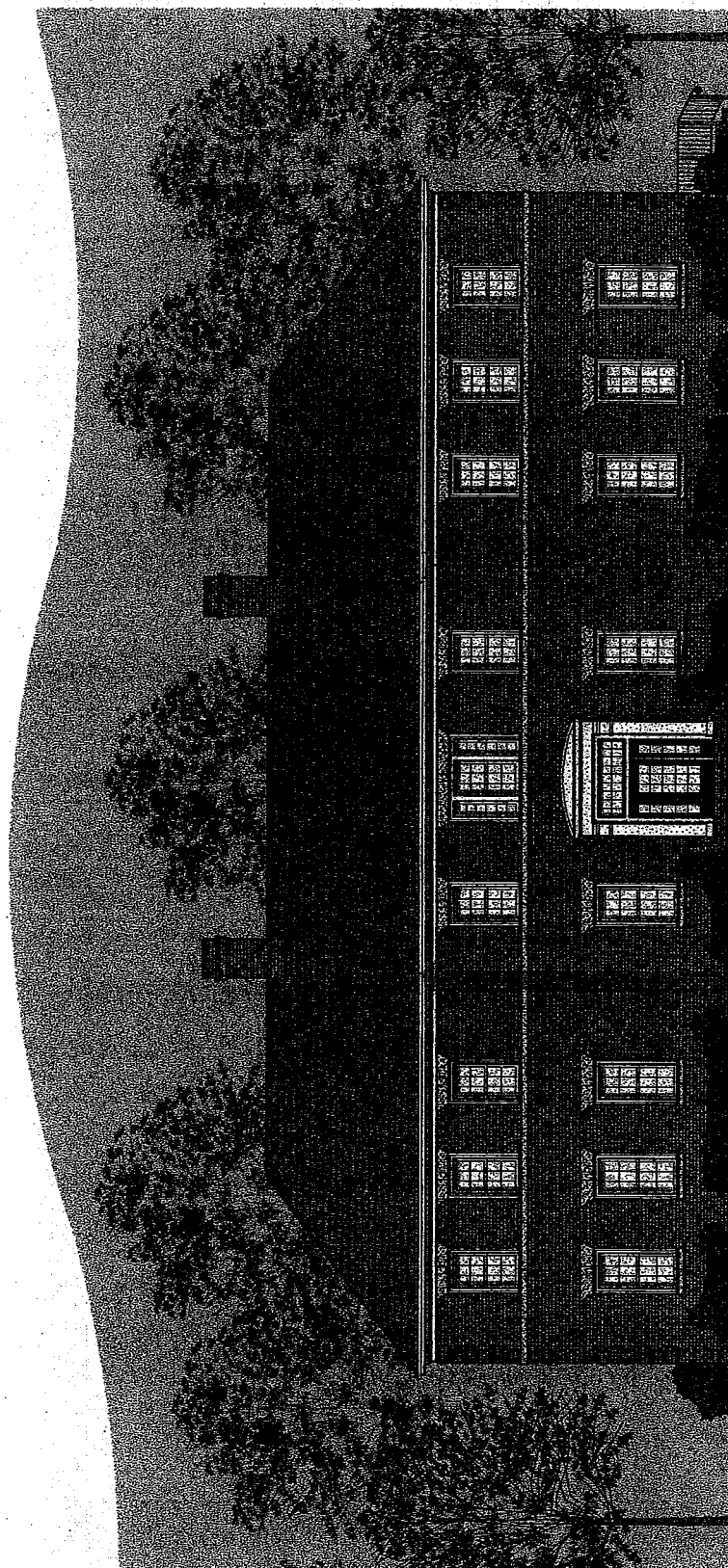
DATE 4/

**THE UNIVERSITY OF CHICAGO**

**RICHMOND, VIRGINIA**

## EVN OFFICE BUILDING

EDWARD H. WINKS  
JAMES D. SNOW  
ARCHITECTS P.C.



**FRONT ELEVATION**